Karen Johnson Davidson County
Batch# 1080530 DEEDWARR
12/11/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20231211-0095372

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046118**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 7th day of December, 2023. Notary Public My Commission Expires:

HALEY MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp,
May 3, 2027
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Sandra Marie Tolliver 2912 McCampbell Avenue Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096 06 0 088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monika Hartman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra Marie Tolliver, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Cloverhill, Section No. 1, of record in Book 2083, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Monika Hartman, unmarried, by Warranty Deed from John Paul Holden, Jr., unmarried, Christopher Hardy Holden, married and Bradley William Holden, married, of record in Instrument No. 20180316-0024899, in the Register's Office of Davidson County, Tennessee, dated March 15, 2018 and recorded on March 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cloverhill, Section No. 1, as recorded in Plat Book 2083, Page 38.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1583, Page 423 and Book 2145, Page 262.

This is improved property located at 2912 McCampbell Avenue Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of December, 2023.

Monika Hartman

Monika Hartman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Monika Hartman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2023.

SHIRA KIRKPATRICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 7, 2023.

Affiant Signature

12/7/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of December, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY